



## Site Facts

*Site Name:*  
Town and Country

*Location:*  
San Jose, CA

*Site Size:*  
40 acres

*Historical Uses:*  
Steel production

*Contaminants of Concern:*  
Chlorinated pesticides, Lead,  
Arsenic

*Deed Restricted:*  
Yes

*Redeveloped Use:*  
Residential Units; Restaurants;  
Retail



State of  
California



Department of Toxic  
Substances Control

# Brownfield Revitalization

SUCCESS STORY, October 2005

## Town and Country

In contrast to the high tech Santa Clara County known today, in the past, this area was based on agricultural production. Housing demand during the late 1970's and early 1980's dramatically transformed this area into a high density urbanized South Bay Area hub. However, at that time, the release of chemicals from years of farming practice was not known to be an issue. Pesticides found in farming products are now known as very stable substances that typically do not readily break down in the soil. These chemicals can build up over years of use. At high concentrations, these chemicals can pose threats to both human health and the environment.

In the 1960's, Town and Country Village was developed on a former agricultural site and functioned as an outdoor shopping center for the residents of Santa Clara County. Business began to falter when a bigger mall opened across the street in the early 1990's. Contamination was discovered shortly after the property was being purchased and as the result of required soil sampling. Not only was contamination found from former agricultural use, but there was also contamination from the operation of a dry cleaning facility at the shopping center. The contamination needed to be addressed before any redevelopment could take place.

In 1997, the Department of Toxic Substances Control (DTSC) entered into a Prospective Purchaser Agreement with the developers of the site, the Federal Realty Investment Trust. In exchange for a covenant not to sue from DTSC, the developers agreed to investigate and remediate existing contamination at the Town and Country Village Shopping Center site before building occurred.

Initial sampling confirmed the presence of hazardous agricultural chemicals. Soil sampling showed high levels of chlorinated pesticides. Lead and arsenic were also detected as deep as 3 feet below the surface, with lower levels detected as deep as 30 feet below the surface. Groundwater contamination was detected at levels that were not considered dangerous. The Remedial Action Workplan proposed the removal of 45,000 cubic yards of soil from different areas to one large area of the site, where low levels allowed for commercial or industrial land use.

A deed restriction was placed on a portion of the property that prohibited residential use. The redevelopment plan for the site included both affordable and luxury residential units, as well as restaurants and retail stores.

As developers attempt to supply much needed housing and job opportunities in a state, where population grows steadily each year, they are finding a site's past may present hazards in the present. The risks that this site posed to the community as well as the environment were successfully identified and managed. The redevelopment resulting from the Brownfields Reuse Program provided 1,500 new living spaces, 1,000 jobs and an increased tax base to one of the fastest growing counties in the nation.

